

**Excerpt from the
CITY PLANNING COMMISSION MINUTES
Minneapolis Community Planning & Economic Development (CPED)
Planning Division**

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MEMORANDUM

DATE: April 5, 2012

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Hilary Dvorak, Interim Planning Manager, Community Planning & Economic Development - Planning Division, Development Services

CC: Jason Wittenberg, Interim Planning Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of March 5, 2012

The following actions were taken by the Planning Commission on March 5, 2012. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Motzenbecker, Cohen, Huynh, Kronzer, Luepke-Pier, Mammen, Schiff, Tucker and Wielinski – 9

Committee Clerk: Lisa Baldwin (612) 673-3710

5. North Loop Green PUD - Dock Street Apartments (BZZ-5484, Ward: 7), 333 Washington Ave N and 328 4th St N ([Hilary Dvorak](#)).

A. Conditional Use Permit: Application by Bob Pfefferle, with Hines Northstar Crossings Limited Partnership, for a conditional use permit for a Planned Unit Development including 185 dwelling units and 3,300 square feet of ground floor commercial space for the properties located at 333 Washington Ave N and 328 4th St N.

Action: The City Planning Commission adopted the findings and approved the conditional use permit application for a Planned Unit Development including 185 dwelling units and 3,300 square feet of ground floor commercial space located at 333 Washington Ave N and 328 4th St N subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. There shall be at least four guest parking spaces provided in the building as required by section 551.765 of the zoning code.
3. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 15 points: underground parking, pedestrian improvements, decorative fencing, enhanced exterior lighting, enhanced landscaping, recycling storage area and preservation of character-defining features in the historic district.
4. The existing chain link fence located around the chiller equipment on Outlot A shall be removed and replaced with decorative metal fencing.
5. The owner shall provide within Dock Street Apartments secure bicycle storage in the parking garage of the building for residents. Not less than 185 racks shall be provided, which equates to one rack for each dwelling unit.
6. The owner shall provide exterior bicycle racks for temporary parking of guests and customers of nonresidential uses near the Cedar Lake Trail connection and at the Washington Avenue plaza location.
7. The owner/property manager shall implement a shared bicycle program for the residents of Dock Street Apartments. The building shall initially have six bicycles docked in the parking garage, which residents will be able to check out and return on an as-needed/as-available basis.
8. The owner/property manager shall provide separate rental agreements and separately itemized charges for residential dwelling rental obligations and parking space rental obligations.
9. The owner will provide a connection through the Dock Street Apartment site for bicycle access to the Cedar Lake Trail for both residents and the public.
10. The owner/property manager shall provide and maintain a connection to the Cedar Lake Trail pedestrian walkway for access by the residents and the public.

B. Site Plan Review: Application by Bob Pfefferle, with Hines Northstar Crossings Limited Partnership, for a site plan review for the properties located at 333 Washington Ave N and 328 4th St N.

Action: The City Planning Commission adopted the findings and approved the site plan review to allow a mixed use building with 185 dwelling units for the property located at 333 Washington Ave N and 328 4th St N subject to the following conditions:

1. Approval of the final site, landscaping, elevation and lighting plans by the Community Planning and Economic Development Department – Planning Division.
2. All site improvements shall be completed by March 5, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the consent agenda (Schiff seconded).

The motion carried 7-0 (Kronzer recused)